

**CITY HEIGHTS REDEVELOPMENT  
PROJECT AREA COMMITTEE MINUTES  
Monday, November 9, 2009**

The members of the City Heights Project Area Committee (PAC) held their meeting at the Metro Career Center Office Building.

The following members were present:

Astrid Cybulskis	David Bowen	Valentina Hernandez
Georgette Gomez	Jim Varnadore	David Nelson
Larry Hofreiter		

The following members were absent: Fred Lindahl, Patty Vaccariello, Elizabeth Tate, Andrea Zinko, Liz Avalon, and Ellee Igoe

Also Present: Melissa Garcia (Redevelopment), Karina Danek (Redevelopment), and Krissy Toft (Redevelopment).

**I. Call to Order:**

The meeting was called to order at 6:23 p.m. Roll call was conducted. A quorum was established.

**II. Agenda:**

David Nelson made a motion to approve the November 9, 2009 agenda seconded by Georgette Gomez. Motioned passed 7-0-0.

**III. Minutes:**

Astrid Cybulskis clarified that under Section VIA, Chair's Report, the site chosen for affordable artist housing is a potential site only. Valentina Hernandez made a motion to approve the October 12, 2009 minutes as amended seconded by David Bowen. Motion passed 5-0-2.

**IV. Public Comment, PAC Members Comment and Staff Announcements**

**Public Comment**

**The following members of the Public made comments:**

Pam Ison, District 3

**PAC Members Comment**

**The following members of the PAC made public comments:**

David Bowen

Jim Varnadore

Valentina Hernandez

**Staff Announcement**

Melissa Garcia provided the following updates:

Fourth Corner- Staff received notification from Price Charities regarding the proposed mixed use project containing affordable housing. The proposed location was on the NE corner of Fairmount and University Avenues. Price Charities is not moving forward with the project at this time. The affected property owners were notified.

City Heights Square- Price Charities notified staff they are moving forward with the City Heights Square project as contemplated in the existing Disposition and Development Agreement with the Redevelopment Agency.

Krissy Toft provided the following updates:

EPA Brownfield Assessment Grant- Agency staff submitted the EPA application on October 16, 2009 (for up to \$400,000 in federal grants) to study Brownfield sites in the City Heights Redevelopment Project Area and Redevelopment Project Areas administered by SEDC.

Education Revenue Augmentation Fund (ERAF) - The California Redevelopment Association (CRA) filed an ERAF (Education Revenue Augmentation Fund) lawsuit on October 20, 2009. The grounds for the CRA lawsuit were the ERAF take is unconstitutional and impairs a Redevelopment Agency's ability to carry out contracts. The lawsuit hearings are scheduled for January 22 and 28, 2010. CRA is advising Agencies not to make their ERAF payment until the May 10, 2010 deadline. CRA is looking into a November 2010 ballot initiative that would prevent future State takes of redevelopment funds.

## **V. New Business**

- A. City Heights PAC Election- Information Item-** Karina Danek: Results of the October 12, 2009 City Heights PAC Election were announced. Residential Tenant- Ahmed Malinomar, Tim Walsh, and Mark Cormier; Residential Owner Occupant- Niki DiPaolo; Business Owner with a business located south of Polk Avenue- Michael Rossler; and Community Organization -At Large- Jorge Leyva (Mid City CAN). Election results are not official until ratified by the City Council. The City Council will ratify the election results either on November 17 or November 24, 2009.
- B. Formation of Ad-hoc Committee for Officer Nominations- Action Item-** PAC Members formed an Ad-hoc Committee to solicit officer nominations to be elected at the annual meeting in December. Members include Patty Vaccariello, Jim Varnadore, and Larry Hofreiter.
- C. City Heights PAC Bylaws- Action Item-** A discussion took place regarding the City Heights PAC Bylaws and annual election. Topics included: time and location of the annual election, outreach for the annual election, date of officer election, and clarification on the Business/Property Owner category. Language will be drafted by staff to be include in Bylaws. PAC Members will vote on the language at the December 14, 2009 PAC Meeting.

## **VI. Chair and Subcommittee Reports**

- A. Chair's Report** – Astrid Cybulskis announced her resignation; the November 9, 2009 meeting was her last meeting.
- B. Housing Subcommittee** – 1) Home in the Heights Program (HITH): 3 loans were closed in the last quarter, 2) Housing Enhancement Loan Program (HELP): 3 projects were completed and 11 new applications were received in the last quarter, 3) Code Enforcement: 81 vacant properties in City Heights were identified, 12 new vacant property cases were opened, and 2 cases were closed. PAC Members requested for the monthly/quarterly reports to be emailed to everyone.
- C. Implementation Plan Ad-hoc Committee** –To be combined with the Ad-hoc Committee for Infrastructure.
- D. Endowment's Building Healthy Communities Initiative**-No report.

- E. Ad-hoc Committee Foreclosed Properties-** To be dissolved.
- C. Ad-hoc Committee Infrastructure** – Meeting was held to discuss the City’s sidewalk replacement program and potential location for new streetlights.

**VII. Next Meeting Agenda** - PAC discussion and action on next meeting’s agenda.

- A. City Heights PAC Bylaws.
- B. Installation of new PAC Members.
- C. Election of PAC officers for 2010.
- D. Funding for sidewalks in City Heights.
- E. Introduction to Redevelopment workshop.

**VIII. Adjournment** – The meeting adjourned at 7:45p.m.

*(This information will be made available in alternative format upon request. To make requests for alternative format, interpreters, listening devices, or other accommodations, please contact us at least 5 days in advance. All special requests should be directed to Melissa Garcia at (619) 236-6547 or email: [magarcia@sanidiego.gov](mailto:magarcia@sanidiego.gov))*